

FOR SALE



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THE
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GROUP

PRESENTS

257 Michigan St



DISCOVER

James Bay



Tucked behind the Legislature Buildings and the Inner Harbour, James Bay is one of Victoria's oldest neighbourhoods, with many original turn-of-the-century Victorian homes.



\$1,699,000

Listed by:

Ole Schmidt & William Johnson

Neighbourhood: James Bay

Bedrooms: 4

Bathrooms: 4

Living Area: 2,652 Sq.Ft.

Year Built: 2006

Taxes: \$7,864 (Tax Year: 2024)

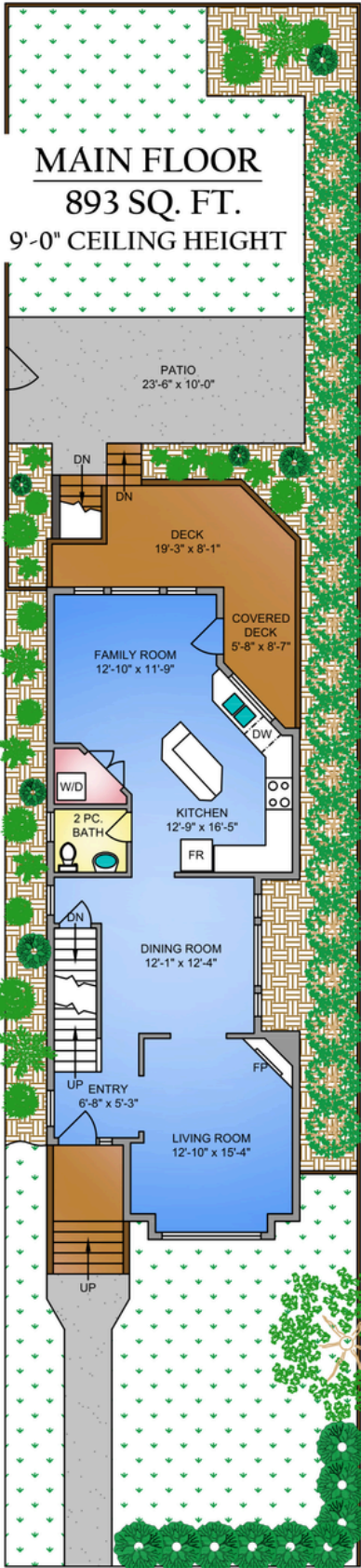
Lot Size: 3,670 Sq. Ft. (Tax Detail)

MLS: 1002245

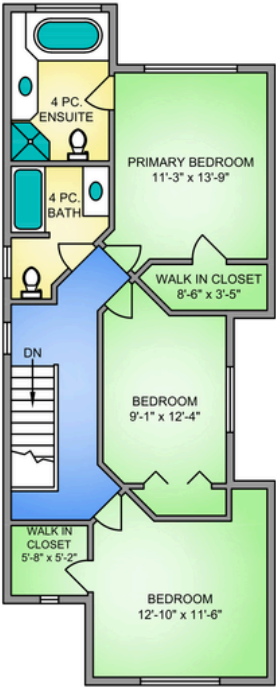
257 Michigan St

A rare find in James Bay! This bright and inviting 4-bed, 4-bath home blends modern comfort with heritage charm in one of Victoria's most walkable neighbourhoods. Offering 2,652 sq ft across three levels on a low-maintenance lot, the main home opens to a sunny, south-facing yard and large deck—ideal for year-round outdoor living. Upstairs features three bedrooms, including a spacious primary with ensuite and walk-in closet. Downstairs is fully self-contained extra accommodation with 1 bed and private entrance, offering flexible options. For growing or extended families, easily revert home to a single-family layout. Located on the quiet, family-friendly end of Michigan Street, just a 10-minute stroll to the picturesque Inner Harbour, Downtown, Beacon Hill Park, Fisherman's Wharf, or Dallas Road waterfront. Built less than 20 years ago, this well-maintained home is move-in ready and perfectly positioned to enjoy the best of Victoria living.

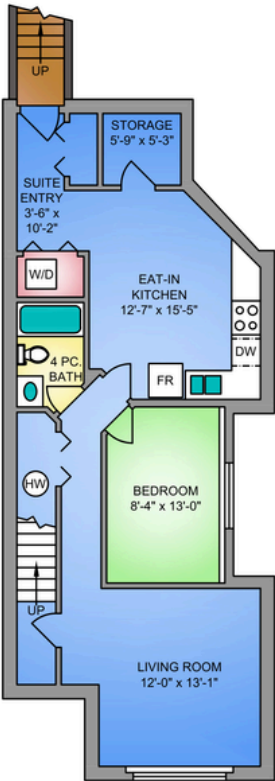
FLOOR PLANS



UPPER FLOOR
881 SQ. FT.
8'-0" CEILING HEIGHT



LOWER FLOOR
878 SQ. FT.
8'-0" CEILING HEIGHT



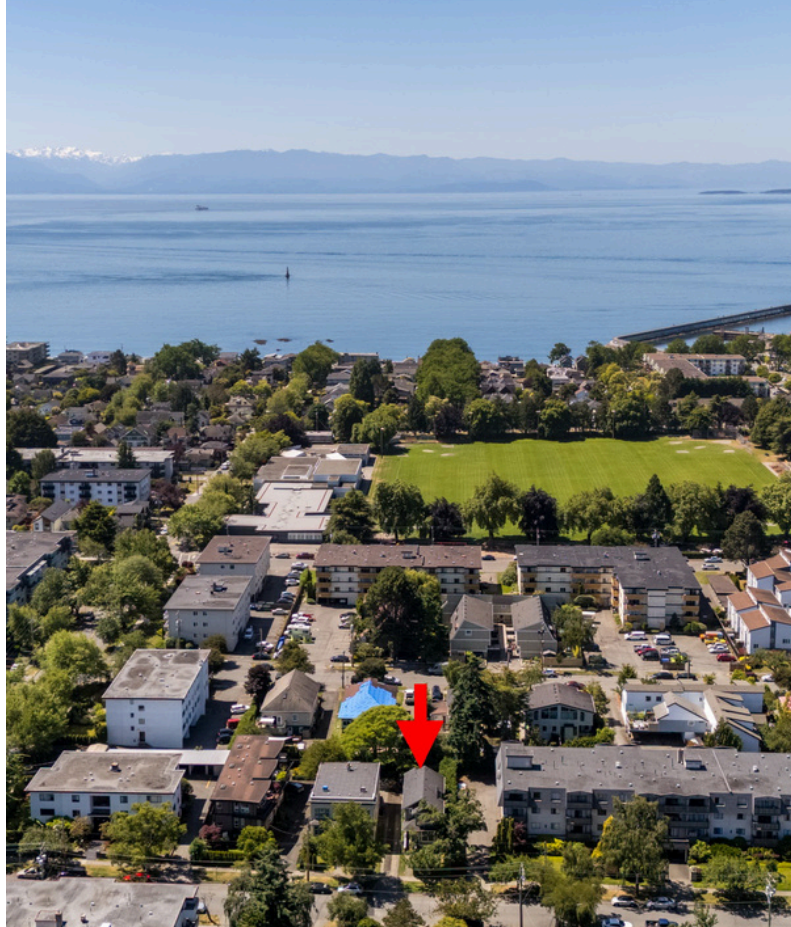
NORTH



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257 MICHIGAN STREET		
JUNE 06, 2025		
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL LTD		
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK / PATIO
LOWER	878	-
MAIN	893	375
UPPER	881	-
TOTAL	2652	375



GET TO KNOW US



Ole Schmidt
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CO-OWNER

William Johnson
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Hannah Hayworth
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